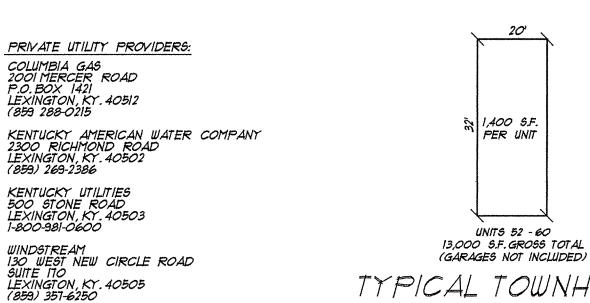
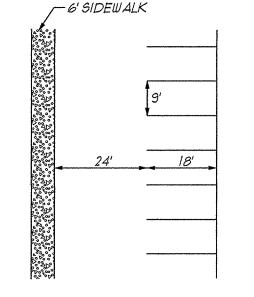


Scale 1

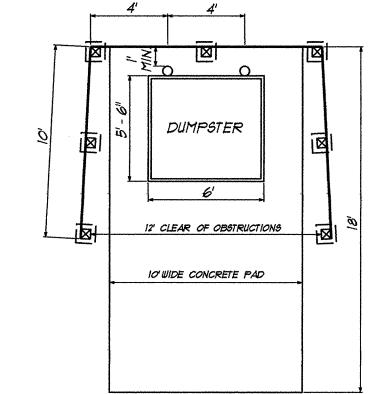
LEXINGTON, KY. 40512 (859 288-0215



TYPICAL TOWNHOME (NOT TO SCALE END UNITS ARE LARGER)



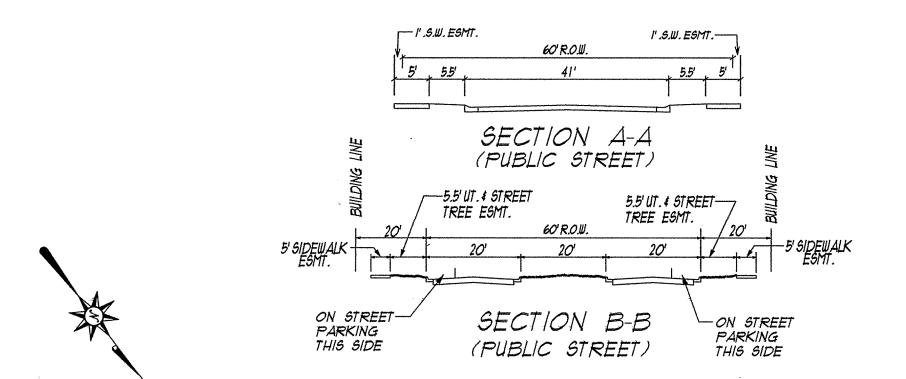
PARKING DETAIL

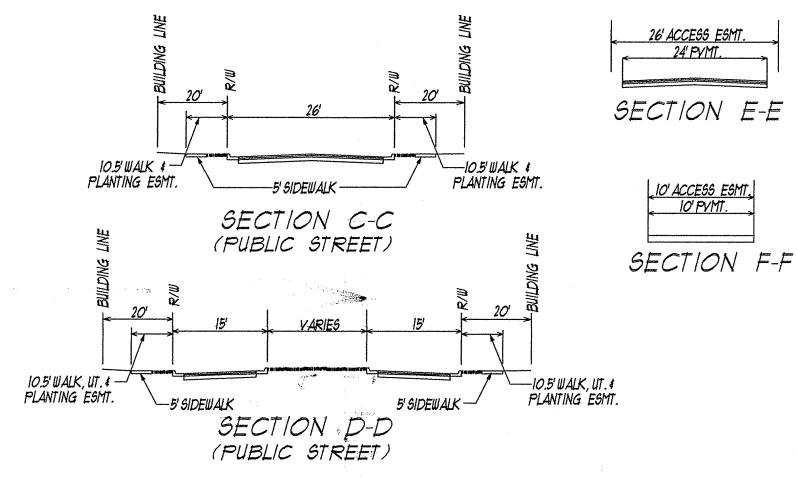


DUMPSTER SCREEN DETAIL NOT TO SCALE

LENGTH RADIUS DIRECTION CHORD 51.00' 25.00' 632°54'39"E 32.22' 32.79' 39.27' 80.11' SO6'19'41"E 35.36' 51.00'

NO6*19'41"E 72.13' LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DEED BOOK, 1394, PAGE 305 - 25 BURFER & CONDITIONAL ZONING SEW.ESMT. DETENTION-STORY TOWNHOMES EASEMENT WITH BASEMENT (20'X42') SEW. ESMI - 526°59'07"W 162.63 -BUILDING 15 SAN. S.E. PROPOSED 803 50 31"E DETENTION BASIN 103.88 3.22 ACRES 538:40:22"W - 60.64" G5119 39 E BUILDABLE AREA
ENVELOPE 68 X 183 (TYP.) 2 STORY TOWNHOMES WITH BASEMENT (20 X32') ACCESS ESMT. DUMPSTER 32' EXISTING DETENTION SHARKEY PROPERT 8 6 ARKEY PROPERTY 4 1-4 HATTER LANE SHARKEY PROPERTY JUNIT 1, LOT 1





TREE PROTECTION PLAN NOTES:

ADDITIONS MAY BE MADE TO THE TOWNHOMES

WITHOUT FURTHER AMENDMENTS TO THE FINAL

ARE MADE IN COMPLIANCE WITH THE ZONING

ORDINANCE, OTHERWISE THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE TO THE

FINAL DEVELOPMENT PLAN.

DEVELOPMENT PLAN AS LONG AS THESE CHANGES

- SOIL TYPE: ARMOUR SILT LOAM AND MAURY SILT LOAM. 2. NO EXISTING TREES.
- 3. TREE PROTECTION AREAS (TPA) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG GRADING PERMIT OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOYED WITHOUT PRIOR PERMISSION OF THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE T.P.A. SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.
- 4. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE LFUCG PLANTING MANUAL ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS.TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG AT 1-800-752-6007.

PURPOSE OF AMENDMENT:

- REVISE UNIT 2-B DEVELOPMENT, REDUCING THE NUMBER OF TOWNHOME UNITS AND ADDING SINGLE FAMILY LOTS.
- REVISE SITE STATISTICS, AND PLAN NOTES FOR UNIT 2-B.
- REFLECT THE DETENTION BASIN RECONFIGURATION.

PLANNING COMMISSION CERTIFICATION

l do hero Plannina	eby certify : Commission	that this plan at its meetind	was app a held	oroved on	by the	<i>Urban-County</i> , 20 <u>10</u> ;	
3		_	,				

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OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the sole owner(s) of record of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do hereby adopt this as my (our) plan for this property.

Name Company

Addr es s

NOTES

Si gnature

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE
- BASED UPON A RECORDED SUBDIVISION PLAT. 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL
- OF THE URBAN COUNTY PLANNING COMMISSION. 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED
- ON THIS PLAN. 4) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER
- SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINACE RESOLUTION. 5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY YEGETATIVE COVER PROVIDED.
- OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION. 6) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE

SUCH COYER WILL CONSIST OF ANNUAL GRASSES

PRESERVATION ORDINANCE. T) SANITARY SEWERS, STORM SEWERS AND DRAINAGE SHALL MEET THE SPECIFICATION OF THE L.F.U.C.G. ENGINEERING MANUALS.

LAND SUBDIVISION REGULATIONS AND THE TREE

- 8) THIS PROPERTY IS SUBJECT TO PRIVATE DEED RESTRICTIONS OF RECORD IN DEED BOOK 2293, PAGE 316 IN THE FAYETTE COUNTY CLERK'S OFFICE.
- 9) NOTICE OF ANY SUBSEQUENT MAJOR DEVELOPMENT PLANS SHALL BE PROVIDED TO THE PRESIDENT OF THE MEADOWTHORPE NEIGHBORHOOD ASSOCIATION 21 DAYS PRIOR TO PLANNING COMMISSION HEARING.
- 10) CONSTRUCTION ACCESS SHALL BE FROM OLD TOWNE WALK AND TOWNE SQUARE PARK.

TREE PRESERVATION PLAN, UNIT 2-B ONLY

(PER TREE PROTECTION ORDINANCE) 4.47 Total Acres of R-3

1.3 Ac. Required Canopy Coverage (30%) -0.2 Ac. of Required Street Trees

0.9 Ac. of Canopy Needed

52 Large Trees *Fulfills the Requirements (750 s.f. per Large Tree) *Medium or Small trees can be used at the canopy coverage credits provided in Article 26-5(e)(2). There is a 10% reduction of required canopy for the trees planted in open spaces.

SITE STATISTICS, UNIT 2-B ONLY:

ZONE = R-3 TOTAL AREA = 4.47 ACRES STREET FRONTAGE = 345 L.F. NO. OF SINGLE FAMILY LOTS = 5 TYPICAL SINGLE FAMILY LOT SIZE = 36' X 103' NO. OF TOWNHOME UNITS = 9 TOWNHOME FLOOR AREA = 13,000 S.F. TOWNHOME PARKING REQUIRED = 14 (1.5 PER UNIT) TOWNHOME PARKING PROVIDED = 26 (8 SURFACE, 16 GARAGE) (ALL TOWNHOMES HAVE A 2 CAR GARAGE)

CONDITIONAL ZONING NOTES:
This property is subject to the following conditional zoning restrictions imposed to ensure appropriate use of the subject property and which may be amended only by action of the Urban County Council.

A twenty-five foot Landscape Buffer shall be maintained along the Planned Neighborhood Residential (R-3) zone areas adjoining New Circle Road right-of-way to the west and the LFUCG property to the south. The Buffer shall include evergreen trees planted on fifteen (15) foot centers.

SOURCE OF CONTOURS: AERIAL MAPPING PROVIDED BY PHOTO SCIENCE.

OWNER:

HARMONY HOME BUILDERS 1720 SHARKEY WAY LEXINGTON, KY. 40511

OWNER/DEVELOPER: DENNIS ANDERSON, INC. LEES 1700 LLC 1720 SHARKEY WAY LEXINGTON, KY. 40511



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DRAWN DATE APRIL 2010 CHECKED REVISED

SHEET

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